

Town of Barnstable
Town Council
James H. Crocker Jr. Hearing Room
367 Main Street, 2nd floor,
Hyannis, MA 02601
Office 508.862.4738 • Fax 508.862.4770
E-mail : council@barnstable.gov
TOWN COUNCIL MEETING
October 15, 2026
6:00pm

Original posted on Updated
on 10/13/26 to correct the
date on the Executive
session minutes of April 13,
2026 to April 16, 2026
Federal Grant Conditions
Litigation

Councilors:

Craig Tamash
President
Precinct 4

Kris Clark
Vice President
Precinct 11

VACANT
Precinct 1

Thomas Keane
Precinct 2

Betty Ludtke
Precinct 3

VACANT
Precinct 5

William Crocker
Precinct 6

Seth Burdick
Precinct 7

Lisa DaLuz
Precinct 8

Charles Bloom
Precinct 9

Matthew P. Levesque
Precinct 10

Barry Sheingold
Precinct 12

VACANT
Precinct 13

The October 15, 2026 Meeting of the Barnstable Town Council shall be conducted in person at 367 Main Street 2nd Floor James H. Crocker Jr. Hearing Room, Hyannis, MA. The public may attend in person or participate remotely in Public Comment or during a Public Hearing via the Zoom link listed below. **The elevator at Barnstable Town Hall is currently out of service through the end of December (timeline subject to change). If any member of the public wishing to attend this meeting seeks special accommodations in accordance with the American with Disabilities Act or state law, please contact Tammy Cunningham, Deputy Director of Human Resources, at (508) 862-4692, or at Tammy.Cunningham@barnstable.gov**

1. The meeting will be televised live via Xfinity Channel 8 or 1070 or High-Definition Channel 1072 or may be accessed via the Government Access Channel live stream on the Town of Barnstable's website: <https://barnstable.cablecast.tv/internetchannel/watch-now>

2. Written Comments that will be distributed to the entire Town Council may be submitted to: council@barnstable.gov

3. Remote Participation: The public may participate in Public Comment or Public Hearings by utilizing the Zoom video link or telephone number and access meeting code:

Join Zoom Meeting <https://townofbarnstable-us.zoom.us/j/87059992121> Meeting ID: 870 5999 2121
US Toll-free 888 475 4499

PUBLIC SESSION

1. ROLL CALL

2. PLEDGE OF ALLEGIANCE

3. MOMENT OF SILENCE

4. PUBLIC COMMENT

5. COUNCIL RESPONSE TO PUBLIC COMMENT

6. TOWN MANAGER COMMUNICATIONS (Pre-Recorded and available on Video on Demand on the Town website)

7. MINUTES

- **ACT ON PUBLIC SESSION MINUTES: October 1, 2026**

- **ANNOUNCEMENT REGARDING EXECUTIVE SESSION MINUTES**

Announcement on the review and determinations on the following Executive Session minutes:

May 3, 2018	Opioid Litigation
September 5, 2019	Independence Park Drive
January 7, 2021	Conservation Law Foundation Litigation
July 1, 2021	CLF Litigation
September 16, 2021	CLF Litigation
December 2, 2021	CLF Litigation
May 19, 2022 (A)	Chapter 61A Litigation

Administrator:
Cynthia A. Lovell
Cynthia.Lovell@barnstable.gov

May 19, 2022 (B)	TJA Clean Energy, LLC Litigation
September 1, 2022	TJA Litigation
October 24, 2024	CLF Litigation
November 7, 2024	Purchase of Real Property
December 5, 2024	Purchase of Real Property
July 17, 2025 (A)	Town Manager's Contract
July 17, 2025 (B)	CLF Litigation
August 21, 2025 (A)	Federal Grant Conditions Litigation
August 21, 2025 (B)	Town Manager's Contract
September 4, 2025	Federal Grant Conditions Litigation
November 20, 2025 (A)	CLF Litigation
November 20, 2025 (B)	Purchase of Real Property
January 29, 2026	Purchase of Real Property
April 16, 2026	Federal Grant Conditions Litigation
April 30, 2026	Purchase of Real Property
May 28, 2026	Federal Grant Conditions
June 11, 2026	Federal Grant Conditions

8. COMMUNICATIONS - from elected officials, boards, committees, and staff, commission reports, correspondence and announcement

- Update from Christine Beer, Chair, Council on Aging
- Opioid Settlement Funds Grant Update, including this year's recipients: Andy Clyburn, Assistant Town Manager; Kelly Joseph, Senior Program Manager II, Advocates for Human Potential, Inc.

WORKSHOP

- Discussion on draft policy for a Payment in Lieu of Taxes (PILOT) Program - Mark Ells, Town Manager

9. ORDERS OF THE DAY

- A. Old Business
- B. New Business

10. ADJOURNMENT

NEXT REGULAR MEETING: November 5, 2026

ITEM NO.	INDEX TITLE	PAGE
A.	OLD BUSINESS	
2027-034	Appropriation Order in the amount of \$25,000 and authorization to contract for and expend a Fiscal Year 2027-2028 grant from the Commonwealth of Massachusetts, Division of Marine Fisheries in the amount of \$25,000 for the Millway Boat Ramp Parking Lot Resurfacing Project (Public Hearing) (Roll Call Majority Vote Full Council).....	4-5
2027-035	Amending the Administrative Code, Chapter 241, Article III, Multiple-Member Appointive Organization, to dissolve and remove certain committees (May be acted upon) (Majority Vote) ...	6
2027-038	Appointments to a Board/Committee/Commission: Mid Cape Cultural Council: Margeaux Weber, as a regular member to a term expiring 06/30/2029; Infrastructure and Energy Committee: James Redden, as a regular member to a term expiring 06/30/2028; Board of Health: David Reidy, as an alternate member to a term expiring 06/30/2028; Historical Commission: Commissioner Megan Greenwell to the Community Preservation Committee as the Historical Commission Representative member to a term expiring 06/30/2029. Housing Committee: Patrick Downey, as a regular member to a term expiring 06/30/2027; Recreation Commission: Mary Jo Pierpont, as a regular member, to a term expiring 06/30/2029; Zoning Board of Appeals: Brian Townsend, as an associate member, to a term expiring 06/30/2028 (May be acted upon) (Majority Vote)	7
2027-039	Reappointment to a Board/Committee/Commission: Mid Cape Cultural Council: Barbara Hersey, as a regular member to a term expiring 06/30/2029 (May be acted upon) (Majority Vote)	8
B.	NEW BUSINESS	
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Please Note: The listed matters are those reasonably anticipated by the Council President which may be discussed at the meeting. Not all items listed may be discussed and other items not listed may be discussed to the extent permitted by law. It is possible that if it votes, the Council may go into executive session. The Council may also act on items in an order other than as they appear on this agenda. Persons interested are advised that in the event any matter taken up at the meeting remains unfinished at the close of the meeting, it may be continued to a future meeting, and with proper notice.

A. OLD BUSINESS (Public Hearing) (Roll Call Majority Vote Full Council)

BARNSTABLE TOWN COUNCIL

ITEM# 2027-034
INTRO: 10/01/2026, 10/15/2026

2027-034 APPROPRIATION ORDER IN THE AMOUNT OF \$25,000 AND AUTHORIZATION TO CONTRACT FOR AND EXPEND A FISCAL YEAR 2027-2028 GRANT FROM THE COMMONWEALTH OF MASSACHUSETTS, DIVISION OF MARINE FISHERIES IN THE AMOUNT OF \$25,000 FOR THE MILLWAY BOAT RAMP PARKING LOT RESURFACING PROJECT

ORDERED: That the amount of **\$25,000** be appropriated from the Capital Trust Fund Reserves for the purpose of funding the Millway Boat Ramp Parking Lot Resurfacing Project, including the payment of costs incidental or related thereto; and that the Town Manager is hereby authorized to contract for and expend a Fiscal Year 2027-2028 Grant from the Commonwealth of Massachusetts, Division of Marine Fisheries in the amount of **\$25,000**.

SPONSOR: Mark S. Ells, Town Manager

DATE	ACTION TAKEN
<u>10/01/2026</u>	<u>Refer to Public Hearing 10/15/2026</u>

_____ Read Item
_____ Motion to Open Public Hearing
_____ Rationale
_____ Public Hearing
_____ Close Public Hearing
_____ Council Discussion
_____ Vote

BARNSTABLE TOWN COUNCIL

ITEM# 2027-034

INTRO: 10/01/2026, 10/15/2026

SUMMARY

TO: Town Council
FROM: Mark S. Ells, Town Manager
THROUGH: Daniel W. Santos, Director, Department of Public Works
DATE: September 17, 2026
SUBJECT: Appropriation Order in the amount of **\$25,000** and authorization to contract for and expend a Fiscal Year 2027-2028 Grant from the Commonwealth of Massachusetts, Division of Marine Fisheries in the amount of **\$25,000** for the Millway Boat Ramp Parking Lot Resurfacing Project

BACKGROUND: The Commonwealth of Massachusetts Division of Marine Fisheries (DMF) administers a small grant program designed for the legally recognized entities to provide funding towards projects that will create, revitalize, or enhance recreational fin-fishing opportunities in marine waters within Massachusetts. The Town of Barnstable applied for and was awarded \$25,000 for the Millway Boat Ramp Parking Lot Resurfacing Project to resurface the failing driveway and parking lot approaching the Millway Boat Ramp. While a match is not required, the grant will not cover the full expense of the project, which is estimated at \$50,000.

ANALYSIS: Acceptance of this grant and authorization of the appropriation request will fund costs associated with resurfacing the failing driveway and parking lot approaching the Millway Boat Ramp. This is a reimbursement grant. The Town is required to submit records of all activities associated with the project, copies of all invoices, and a certificate of project completion.

FISCAL IMPACT: To fully fund this project, \$25,000 of appropriated funds are being requested from the Capital Trust Fund which has an available balance of \$9,964,082. This grant is a reimbursement grant in the amount of \$25,000. The Town must expend and request reimbursement of the costs. All costs associated with this grant must be expended prior to June 30, 2028.

TOWN MANAGER RECOMMENDATION: Mark S. Ells, Town Manager, recommends approval of this appropriation order and grant acceptance.

STAFF ASSISTANCE: Daniel W. Santos, Director, Department of Public Works

A. OLD BUSINESS (May be acted upon) (Majority Vote)

BARNSTABLE TOWN COUNCIL

ITEM# 2027-035

INTRO: 10/01/2026, 10/15/2026

2027-035 AMENDING THE ADMINISTRATIVE CODE, CHAPTER 241, ARTICLE III, MULTIPLE-MEMBER APPOINTIVE ORGANIZATION, TO DISSOLVE AND REMOVE CERTAIN COMMITTEES

ORDERED: That the Town Council hereby amends the Administrative Code, Chapter 241, Article III, Multiple-Member Appointive Organization, by deleting Sections 241-14, 241-24, 241-38, 241-40 and 241-45 in their entirety, thereby dissolving the following committees and removing them from the Administrative Code:

Cable Television Advisory Committee
Town Library Committee
Water Quality Committee
Road Committee
Jane Eshbaugh Community Service Award Committee

SPONSORS: Councilors Kris Clark, Seth Burdick and Betty Ludtke, as members of the Town Council Ad Hoc Committee to Review the Purpose, Composition, Functionality and Effectiveness of the Standing Committees of the Town

DATE	ACTION TAKEN
<u>10/01/2026</u>	<u>Refer to Second Reading 10/15/2026</u>

____ Read Item
____ Rational
____ Council Discussion
____ Vote

A. OLD BUSINESS (May be acted upon) (Majority Vote)

BARNSTABLE TOWN COUNCIL

ITEM# 2027-038

INTRO: 10/01/2026, 10/15/2026

2027-038 APPOINTMENTS TO A BOARD/COMMITTEE/COMMISSION

RESOLVED: That the Town Council appoints the following individuals to a multiple-member Board/Committee/Commission: **Mid Cape Cultural Council:** Margeaux Weber, as a regular member to a term expiring 06/30/2029; **Infrastructure and Energy Committee:** James Redden, as a regular member to a term expiring 06/30/2028; **Board of Health:** David Reidy, as an alternate member to a term expiring 06/30/2028; **Historical Commission:** Commissioner Megan Greenwell to the Community Preservation Committee as the Historical Commission Representative member to a term expiring 06/30/2029 **Housing Committee:** Patrick Downey, as a regular member to a term expiring 06/30/2027; Recreation Commission: Mary Jo Pierpont, as a regular member, to a term expiring 06/30/2029; **Zoning Board of Appeals:** Brian Townsend, as an associate member, to a term expiring 06/30/2028

SPONSOR: Appointments Committee Members: Councilor Seth Burdick, (Chair); Councilor Thomas Keane; Councilor Charles Bloom

DATE	ACTION TAKEN
<u>10/01/2026</u>	<u>Refer to Second Reading</u>
_____	_____

____ Read Item
____ Rationale
____ Council Discussion
____ Vote

A. OLD BUSINESS (May be acted upon) (Majority Vote)

BARNSTABLE TOWN COUNCIL

ITEM# 2027-039

INTRO: 10/01/2026, 10/15/2026

2027-039 REAPPOINTMENTS TO A BOARD/COMMITTEE/COMMISSION

RESOLVED: That the Town Council reappoints the following individuals to a multiple-member Board/Committee/Commission: **Mid Cape Cultural Council:** Barbara Hersey, as a regular member, to a term expiring 06/30/2029

SPONSOR: Appointments Committee Members: Councilor Seth Burdick, (Chair); Councilor Thomas Keane; Councilor Charles Bloom

DATE	ACTION TAKEN
<u>10/01/2026</u>	<u>Refer to Second Reading</u>
_____	_____

____ Read Item
____ Rationale
____ Council Discussion
____ Vote

B. NEW BUSINESS (May be acted upon) (Majority Vote)

BARNSTABLE TOWN COUNCIL

ITEM# 2027-041
INTRO: 10/15/2026

2027-041 AUTHORIZATION TO CONTRACT FOR AND EXPEND A FISCAL YEAR 2027 STATE 911 DEPARTMENT EMERGENCY MEDICAL DISPATCH GRANT IN THE AMOUNT OF \$18,998.82 FROM THE COMMONWEALTH OF MASSACHUSETTS, EXECUTIVE OFFICE OF PUBLIC SAFETY AND SECURITY

RESOLVED: That the Town Council does hereby authorize the Town Manager to contract for and expend a Fiscal Year 2027 State 911 Department Emergency Medical Dispatch award in the amount of **\$18,998.82** from the Commonwealth of Massachusetts, Executive Office of Public Safety and Security for the purpose of funding costs associated with emergency medical dispatch operations.

SPONSOR: Mark S. Ells, Town Manager

DATE	ACTION TAKEN
_____	_____
_____	_____

____ Read Item
____ Rationale
____ Council Discussion
____ Vote

BARNSTABLE TOWN COUNCIL

ITEM# 2027-041
INTRO: 10/15/2026

SUMMARY

TO: Town Council
FROM: Mark S. Ells, Town Manager
THROUGH: Jean B. Challies, Chief of Police
DATE: October 15, 2026
SUBJECT: Authorization to contract for and expend a Fiscal Year 2027 State 911 Department Emergency Medical Dispatch Grant in the amount of **\$18,998.82** from the Commonwealth of Massachusetts, Executive Office of Public Safety and Security

BACKGROUND: The Department has been awarded a grant in the amount of \$18,998.82 relative to our role as a primary Public Safety Answering Point (PSAP) to fund an annual EMD medical director contract with Cape & Islands Emergency Medical Services and the cost of 160 hours of overtime to complete quality assurance oversight and call review as required by State 911. This grant will also be utilized to fund two MPTC certified CPR instructors to conduct 4 (4-hour) trainings for department staff. The total value of the grant is \$18,998.82.

ANALYSIS: Acceptance of this grant will enable the department to fulfill their training obligations as a primary PSAP relative to the performance of Emergency Medical Dispatch, as mandated by State 911.

FISCAL IMPACT: This is a reimbursement grant for all contract costs and overtime. The town must expend the funds upfront and subsequently submit for reimbursement. The elimination of this source of grant funding would have a direct impact on future General Fund budgets, as the cost would still remain a mandatory recurring operational expense and therefore would have to be replaced with general fund revenue. All costs associated with this grant contract must be completed by June 30, 2027.

TOWN MANAGER RECOMMENDATION: Mark S. Ells, Town Manager, recommends acceptance of this grant.

STAFF ASSISTANCE: Jean B Challies, Chief of Police; Alita Hazel, Grant Coordinator

B. NEW BUSINESS (May be acted upon) (Majority Vote)

BARNSTABLE TOWN COUNCIL

ITEM# 2027-042
INTRO: 10/15/2026

**2027-042 AUTHORIZATION TO CONTRACT FOR AND EXPEND A FISCAL YEAR 2027
STATE 911 DEPARTMENT SUPPORT AND INCENTIVE GRANT IN THE
AMOUNT OF \$270,026 FROM THE COMMONWEALTH OF
MASSACHUSETTS, EXECUTIVE OFFICE OF PUBLIC SAFETY AND
SECURITY**

RESOLVED: That the Town Council does hereby authorize the Town Manager to contract for and expend a Fiscal Year 2027 State 911 Department Support and Incentive award in the amount of **\$270,026** from the Commonwealth of Massachusetts, Executive Office of Public Safety and Security for the purpose of funding overtime costs associated with shift shortages in the 911 center as well as to fund the base salary of a portion of civilian dispatchers working in the 911 center.

SPONSOR: Mark S. Ells, Town Manager

DATE	ACTION TAKEN
_____	_____
_____	_____

____ Read Item
____ Rationale
____ Council Discussion
____ Vote

BARNSTABLE TOWN COUNCIL

ITEM# 2027-042
INTRO: 10/15/2026

SUMMARY

TO: Town Council
FROM: Mark S. Ells, Town Manager
THROUGH: Jean B. Challies, Chief of Police
DATE: October 15, 2026
SUBJECT: Authorization to contract for and expend a Fiscal Year 2027 State 911 Department Support and Incentive Grant in the amount of **\$270,026** from the Commonwealth of Massachusetts, Executive Office of Public Safety and Security

BACKGROUND: The Police Department applied for and was awarded a 911 Support and Incentive Grant from the Commonwealth of Massachusetts, executive Office of Public Safety and Security, State 911 Department in the amount of \$270,026. Eligible entities for this grant are primary, regional and regional secondary PSAPS and Regional Emergency Communications Centers (RECC).

The Barnstable Police Department serves as a primary Public Safety Answering Point (PSAP) in that it receives all categories of 911 calls (Fire, Police & Medical Emergency) and then dispatches to the appropriate service according to the type of call. Emergency Medical Dispatch is administered by the Barnstable Police Department throughout the duration of the call, adhering to State 911 regulations. The Barnstable Police Department proposes that this allocated funding be used to fund personnel costs incurred in the operation of the department's 911 Telecommunications Center.

ANALYSIS: Acceptance of this grant will allow the department to place qualified personnel in the communications center to provide adequate staffing without incurring undo personnel expenses. This grant will fund the base pay and/or overtime of 911 EMD certified civilian dispatchers up to the funding limit of \$270,026.00.

FISCAL IMPACT: This is a reimbursement grant for personnel costs. The town must expend the funds upfront and subsequently submit for reimbursement. The elimination of this source of grant funding would have a direct impact on future General Fund budgets, as the cost would still remain a mandatory recurring operational expense and therefore would have to be replaced with general fund revenue. All costs associated with this grant contract must be completed by June 30, 2027.

TOWN MANAGER RECOMMENDATION: Mark S. Ells, Town Manager, recommends acceptance of this grant.

STAFF ASSISTANCE: Jean B Challies, Chief of Police; Alita Hazel, Grant Coordinator

B. NEW BUSINESS (May be acted upon) (Majority Vote)

BARNSTABLE TOWN COUNCIL

ITEM# 2027-043
INTRO: 10/15/2026

**2027-043 AUTHORIZATION TO CONTRACT FOR AND EXPEND A FISCAL YEAR 2027
STATE 911 DEPARTMENT TRAINING GRANT IN THE AMOUNT OF
\$17,116.83 FROM THE COMMONWEALTH OF MASSACHUSETTS,
EXECUTIVE OFFICE OF PUBLIC SAFETY AND SECURITY**

RESOLVED: That the Town Council does hereby authorize the Town Manager to contract for and expend a Fiscal Year 2027 State 911 Department Training award in the amount of **\$17,116.83** from the Commonwealth of Massachusetts, Executive Office of Public Safety and Security for the purpose of funding costs associated with the mandatory training of all 911 dispatchers who perform emergency dispatch operations.

SPONSOR: Mark S. Ells, Town Manager

DATE	ACTION TAKEN
_____	_____
_____	_____

____ Read Item
____ Rationale
____ Council Discussion
____ Vote

BARNSTABLE TOWN COUNCIL

ITEM# 2027-043
INTRO: 10/15/2026

SUMMARY

TO: Town Council
FROM: Mark S. Ells, Town Manager
THROUGH: Jean B. Challies, Chief of Police
DATE: October 15, 2026
SUBJECT: Authorization to contract for and expend a Fiscal Year 2027 State 911 Department Training Grant in the amount of **\$17,116.83** from the Commonwealth of Massachusetts, Executive Office of Public Safety and Security

BACKGROUND: The Department has been awarded a grant in the amount of \$17,116.83 relative to our role as a primary Public Safety Answering Point (PSAP) to fund the training and certification of enhanced 911 telecommunicators, including emergency medical dispatch (EMD).

This grant will fund 16 hours each of continuing education courses as required by law in such areas as CPR, Emergency Medical Dispatch (EMD) Recertification and specialized dispatch training on other topics including crisis intervention, domestic violence and de-escalation for 14 telecommunicators. Only telecommunicators who are trained/certified in basic telecommunications and EMD can work in the dispatch area and must complete 16 hours of continuing education annually.

ANALYSIS: Acceptance of this grant will enable the department to fulfill their training obligations as a primary PSAP as mandated by State 911.

GRANT DETAIL: \$17,116.83 will be directed to pay for class fees and personnel costs associated with the training.

FISCAL IMPACT: This is a reimbursement grant for all training costs, materials and overtime. The town must expend the funds upfront and subsequently submit for reimbursement. The elimination of this source of grant funding would have a direct impact on future General Fund budgets, as the cost would still remain a mandatory recurring operational expense and therefore would have to be replaced with general fund revenue. All costs associated with this grant contract must be completed by June 30, 2027.

TOWN MANAGER RECOMMENDATION: Mark S. Ells, Town Manager, recommends acceptance of this grant.

STAFF ASSISTANCE: Jean B Challies, Chief of Police; Alita Hazel, Grant Coordinator

B. NEW BUSINESS (Refer to Public Hearing on 11/05/2026)

BARNSTABLE TOWN COUNCIL

ITEM# 2027-044
INTRO: 10/15/2026

2027-044 APPROPRIATION ORDER IN THE AMOUNT OF \$10,000 FOR THE PURPOSE OF THE TOWN ACQUIRING AN EASEMENT FOR SEWER PURPOSES ON LAND LOCATED AT 153 HUCKINS NECK ROAD IN CENTERVILLE

ORDERED: That the amount of **\$10,000** be appropriated from the Sewer Construction and Private Way Maintenance and Improvement Fund for the purpose of the Town, acting by and through the Town Manager, purchasing or taking by eminent domain pursuant to Chapter 79 of the General Laws, as part of a negotiated transaction, for sewer purposes, including the construction and operation of sewer lines, infrastructure and a sewer pump station, a perpetual, exclusive easement under, across and on a portion of the land located at 153 Huckins Neck Road in Centerville and being a portion of Assessor Parcel 252-019. The easement area consists of 1,091± square feet as shown on a “Sewer Easement Exhibit Plan”, dated August 14, 2026, prepared by JC Engineering Inc, and attached hereto as Exhibit A. The Town Manager may make minor changes to the easement area, as shown on the plan, to effectuate this Order.

It is further ordered that, following the Town’s purchase or taking of the above-referenced easement, the Town Manager, on behalf of the Town, for nominal or no monetary consideration, is hereby authorized to grant easements to and otherwise authorize utility providers to access and install services in the easement area, as determined necessary by the Town for the exercise of the rights acquired or taken for sewer purposes, including connections for water, gas, electric, telephone and intelligence services. The Town Manager is hereby further authorized, on behalf of the Town, to negotiate, accept, sign, deliver and record any instruments or plans as necessary to effectuate this Order and complete the transactions authorized herein.

SPONSOR: Mark S. Ells, Town Manager

DATE	ACTION TAKEN
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_____	_____
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_____	_____
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_____	Read Item
_____	Motion to Open Public Hearing
_____	Rationale
_____	Public Hearing
_____	Close Public Hearing
_____	Council Discussion
_____	Vote

Exhibit A

Sewer Easement Exhibit Plan

SEWER EASEMENT EXHIBIT PLAN

PREPARED BY: JC ENGINEERING INC.

DATE: AUGUST 14, 2026

CLIENT FILE NO. 8970

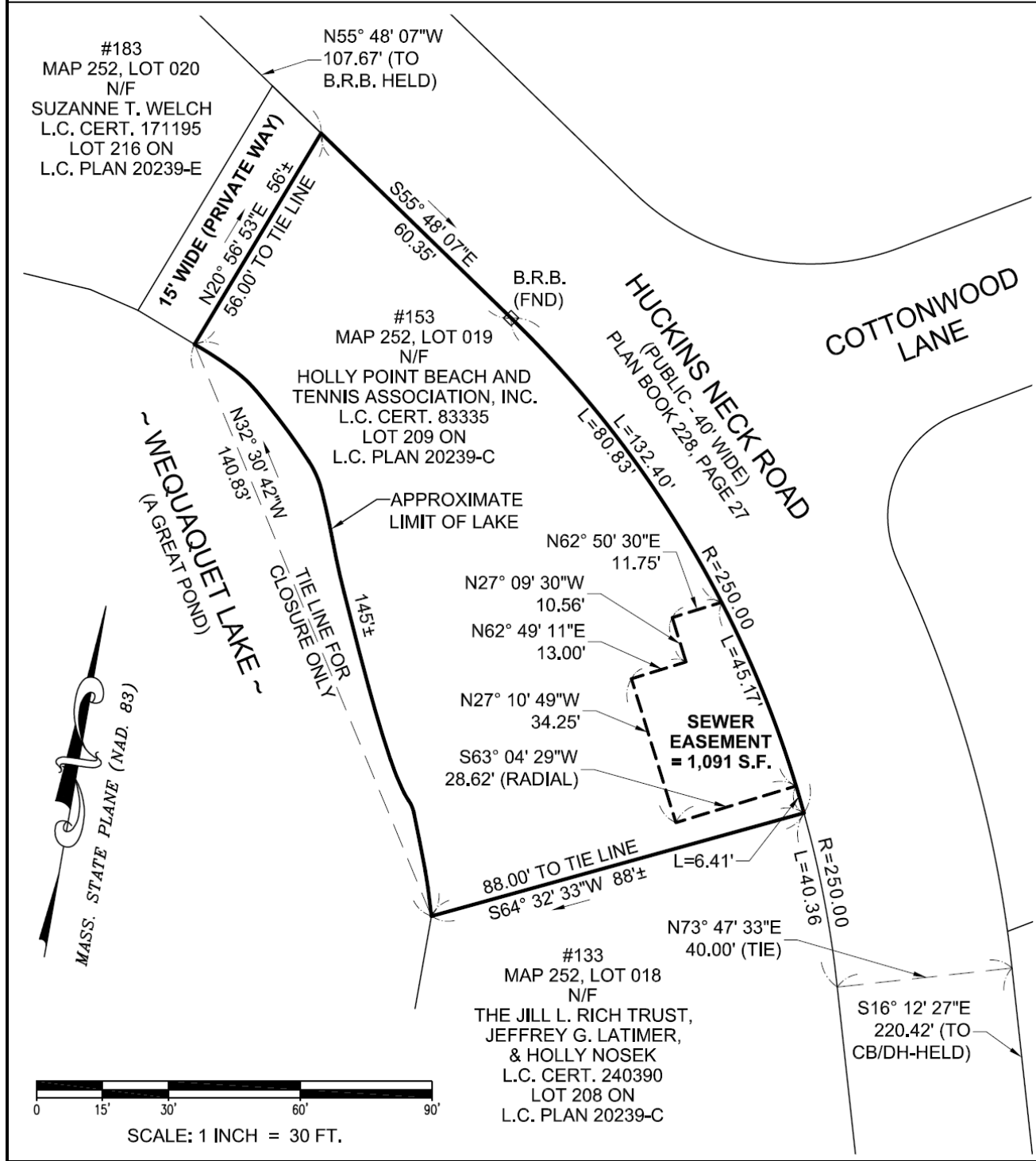
DEED REFERENCE: L.C. CERT. 83335

OWNER: HOLLY POINT BEACH AND TENNIS ASSOCIATION, INC.

PLAN REFERENCE: L.C. PLAN 20239-C

ADDRESS: 153 HUCKINS NECK ROAD, BARNSTABLE, MA

ASSESSOR'S MAP: 252 LOT: 019



BARNSTABLE TOWN COUNCIL

ITEM# 2027-044
INTRO: 10/15/2026

SUMMARY

TO: Town Council
FROM: Mark S. Ells, Town Manager
THROUGH: Thomas J. LaRosa, First Assistant Town Attorney
DATE: October 15, 2026
SUBJECT: Appropriation order in the amount of **\$10,000** for the purpose of the Town acquiring an easement for sewer purposes on land located at 153 Huckins Neck Road in Centerville

BACKGROUND: The Department of Public Works (DPW) continues to advance implementation of the Comprehensive Wastewater Management Plan and, in particular, the Huckins Neck Sewer Expansion Project. As part of this work, the Town needs to site a sewer pump station. DPW vetted possible properties where a sewer pump station would be technically achievable and desirable. This review identified a location at 153 Huckins Neck Road in Centerville as the preferred location for a sewer pump station. The land is owned by the Holly Point Beach and Tennis Association, Inc.

The vote would authorize the Town Manager, on behalf of the Town, to purchase or take by eminent domain, as part of a negotiated transaction, a perpetual, exclusive easement for the sewer pump station and related purposes on a portion of this land located at 153 Huckins Neck Road and being part of Assessor Parcel 252-019. The easement area consists of 1,091± square feet as shown on a “Sewer Easement Exhibit Plan”, dated August 14, 2026, prepared by JC Engineering Inc, and attached hereto as Exhibit A. The Town would purchase the easement for \$10,000, which is somewhat over the \$6,700 appraised value of the easement but which will allow for the necessary siting of the sewer pump station at the preferred location, as part of a negotiated transaction.

The Town Manager would be authorized to make minor changes to the easement area as shown on the plan, as may be necessary to effectuate the Order. The vote would also authorize the Town Manager, for nominal (\$1.00) or no monetary consideration, to grant easements and other rights to public utility providers, such as NSTAR Electric Company (doing business as Eversource Energy) and National Grid (doing business as Boston Gas Company) to install utility services to serve the sewer uses on the easement. These utility services are necessary, for example, because the pump station would require electricity to function and the station’s backup generator would rely on natural gas. The Order would authorize the Town Manager to negotiate, accept, sign, deliver and record any instruments or plans as necessary to effectuate this Order and complete the transactions authorized therein.

FISCAL IMPACT: Funding for this easement will be provided from the Special Revenue Fund the Town created with special legislation (Chapter 248 of the Acts of 2012, as amended by Chapter 355 of the Acts of 2014 and Chapter 32 of the Acts of 2018) for sewer construction and maintenance and improvements for certain private ways. The balance in the fund is \$15,575,529.

STAFF ASSISTANCE: Thomas J. LaRosa, First Assistant Town Attorney; Griffin Beaudoin, P.E., Town Engineer; Shane Brenner, Town Surveyor

TOWN MANAGER RECOMMENDATION: Mark S. Ells, Town Manager, recommends acceptance of this easement.

B. NEW BUSINESS (May be acted upon) (Majority Vote)

BARNSTABLE TOWN COUNCIL

ITEM# 2027-045
INTRO: 10/15/2026

2027-045 AUTHORIZATION TO CONTRACT FOR AND EXPEND A FISCAL YEAR 2027 HOUSING WORKS INFRASTRUCTURE GRANT IN THE AMOUNT OF \$2,275,000 FROM THE COMMONWEALTH OF MASSACHUSETTS, EXECUTIVE OFFICE OF HOUSING AND LIVABLE COMMUNITIES FOR THE PURPOSE OF FUNDING HYANNIS MAIN STREET EAST END STREETScape IMPROVEMENTS

RESOLVED: That the Town Council does hereby authorize the Town Manager to contract for and expend a Fiscal Year 2027 HousingWorks Infrastructure grant in the amount of **\$2,275,000** from the Commonwealth of Massachusetts, Executive Office of Housing and Livable Communities for the purpose of funding the Hyannis Main Street pedestrian and landscape improvements along the east end of Main Street between Center Street and Camp Street.

SPONSOR: Mark S. Ells, Town Manager

DATE	ACTION TAKEN
_____	_____
_____	_____

____ Read Item
____ Rationale
____ Council Discussion
____ Vote

BARNSTABLE TOWN COUNCIL

ITEM# 2027-045
INTRO: 10/15/2026

SUMMARY

TO: Town Council
FROM: Jim Kupfer, Director of Planning and Development
THROUGH: Mark S. Ells, Town Manager
DATE: October 5, 2026
SUBJECT: Authorization to contract for and expend a Fiscal Year 2027 Housing Works Infrastructure Grant in the amount of **\$2,275,000** from the Commonwealth of Massachusetts, Executive Office of Housing and Livable Communities for the purpose of funding Hyannis Main Street East End Streetscape Improvements

BACKGROUND: The Commonwealth of Massachusetts Executive Office of Housing and Livable Communities HousingWorks Infrastructure grant program is a Community One Stop grant program that provides designated Housing Choice Communities funding to meet community planning needs.

ANALYSIS: For fiscal year 2027, the Town of Barnstable was awarded a grant in the amount of \$2,275,000.00 from the Commonwealth's HousingWorks Infrastructure grant program. The grant funding will be used to design and permit pedestrian and landscape improvements along east end of Main Street, between Center Street and Camp Street, in Hyannis. Improvements may include but are not limited to sidewalk improvements, ADA improvements, lighting, landscaping, etc.

FINANCIAL IMPACT: This is a reimbursable grant. The Town must expend the funds first and submit for reimbursement from the state. No funding match is required.

TOWN MANAGER RECOMMENDATION: Mark S. Ells, Town Manager, recommends approval of this item.

STAFF ASSISTANCE: Jim Kupfer, Director of Planning & Development, Alice Marcus Krieg, Open Space Planner/Grants Coordinator, Planning and Development and Griffin Beaudoin, Town Engineer, Department of Public Works.